



Excellent

# *Capital allowances*

Guide to unlocking hidden tax relief for  
business property owners.



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Capital Allowances  
specialists



No Financial  
Risk



100% HMRC  
Approval



Compliant with  
UK Tax Legislation

# About capital allowances

Zeal help business property owners unlock hidden tax relief in their properties by claiming Capital Allowances on the embedded fixtures within them. If you built your property or converted outbuildings, you can also still claim.

## What properties qualify?

If your property is used for business purposes, regardless of trade, you could be eligible to claim this tax incentive.

Most business property owners and their advisors do not realise that UK tax legislation allows tax relief to be claimed on a proportion of the property purchase price that relates to the 'Embedded Fixtures' that were acquired with the building. Fixtures include the electrical and lighting systems, pipework, kitchen and bathrooms, water systems, ventilation, drainage, alarms and security cameras etc.

This tax relief is known as 'Capital Allowances'. By claiming capital allowances on your property, significant tax savings can be achieved. Many owners are also entitled to a cash rebate for tax they didn't know they had overpaid!

**THIS IS A VERY COMPLEX AREA OF TAX LEGISLATION THAT REQUIRES THE SKILLS OF SURVEYORS AND PROPERTY TAX PROFESSIONALS. IT IS NOT SOMETHING YOUR ACCOUNTANT WOULD TYPICALLY CLAIM UNLESS THEY USED A SPECIALIST FIRM LIKE ZEAL.**



Got two minutes to spare?

We've created a short 2-minute video that explains the process and the benefits of making a claim. Scan the QR code to watch or visit: [www.gozeal.co.uk/video](http://www.gozeal.co.uk/video)



# What items are eligible?

ALL ITEMS IN GREEN QUALIFY.



Water and Heating Systems



Kitchens and Bathrooms



Air-conditioning or Cooling



Telephone and TV Points



Underground Pipework



Swimming Pools



Carpets and Floor Coverings



Security and Fire Alarms



Building Extensions



Lighting and Electric Systems



Door Locks and Handles



Infrastructure

# What does this mean for business property owners?

**Z**eal's tax specialists find that the average business property has around **£35,000** in unclaimed capital allowances hidden in it.

## Your property likely qualifies:



If you're an individual, partnership or company who own a property used for business purposes and pay tax in the UK.



Whether it was purchased recently or a long time ago, or a former residential property converted into a business.



If the property was purchased for over £100k and is located in the UK or EU.



Even if the original fixtures have been replaced or repaired or if the property has had significant renovations.



**Ayuda House**

"My accountants left it until 10 days before my tax return was due to inform me of a large tax liability. I phoned Zeal and they could not have been more helpful. They sent a surveyor round and found a 6-figure sum in allowances which completely eliminated my tax and can be used for future years."

*Ms Beckett-Hughes. Owner*

Allowances identified: **£146,722**

Future tax savings: **£42,500**

Cash Rebate: **£9,400**

Purchase Date: 2007



**The Six Bells Pub**

"We had no idea our business property was sitting on such a big entitlement! Zeal took the time to explain everything in detail. They took care of everything on our behalf, even when there was a query from HMRC. We cannot fault the service!"

*Mr & Mrs Harman. Owners*

Allowances identified: **£126,000**

Future tax savings: **£36,000**

Cash Rebate: **£12,000**

Purchase Date: 2003



**Fitzalan Veterinary Group**

"We were delighted to find that these unclaimed allowances led to such significant tax savings and a cash rebate. Zeal were fast, efficient and very easy to work with. We really appreciate their assistance in this matter."

*Mr Kingsbury. Owner*

Allowances identified: **£109,000**

Future tax savings: **£49,000**

Cash Rebate: **£12,500**

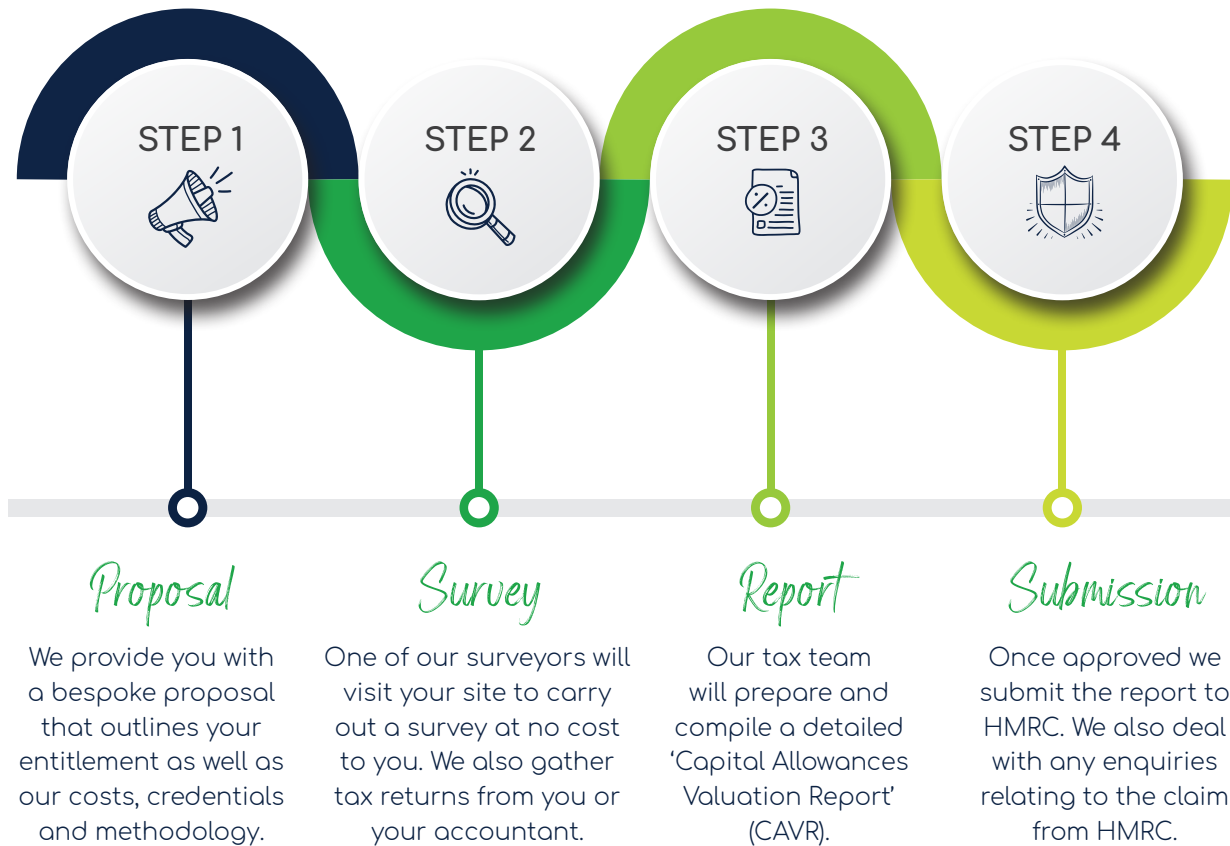
Purchase Date: 2010



# The claim process

The process of claiming capital allowances is simple, hassle-free and cost effective as we do all the hard work for you. It requires minimum input from you or your advisors - although we do engage with your accountant to ensure that any ongoing tax relief is claimed.

Our team has a wealth of experience in preparing and agreeing claims with HMRC and our methodology and claim reports are in a format that has been agreed with them; meaning we can swiftly agree our claims.



*The process takes approx. 4-6 weeks*

# How can we help you?

Our aim is to help business property owners unlock hidden tax savings in their properties. We are one of a handful of specialist firms in the UK, however the difference with Zeal is that using our knowledge and technical experience we have made claiming capital allowances affordable and accessible - even small businesses and independent landlords can now benefit from the significant tax savings available but many still have no idea they can claim! Our team is a mix of tax and surveying specialists enabling us to provide a complete service. Unlike many other firms who are predominantly surveyors, our in-house tax team also prepare and submit the claims to HMRC.



## *Specialists in Property Tax*

This is NOT a service that accountants typically provide unless they use a firm like us, as it requires the skills of surveyors and specialist tax knowledge.



## *No Financial Risk*

We do not charge any fixed or upfront fees. Our fees are based on a percentage of the allowances we identify, so you only pay if your claim is successful.



## *Unlock Tax Savings*

Each month we complete around 40 client reports on properties valued £100k and above. Our clients save on average £35,000 per property.



## *Rated Excellent*

Our clients rate us 'Excellent' on Trustpilot. But don't just take our word for it. To read what they say about us visit our page:  
<https://uk.trustpilot.com/review/gozeal.co.uk>



## *Technical Site Survey*

Our specialist surveying team delve deeper into the property to uncover all the hidden items that are eligible, ensuring that we maximise your claim.



## *No impact on CGT*

One of the biggest misconceptions about our service is that making this claim impacts Capital Gains Tax (CGT). This is incorrect and there is also no claw-back of tax relief on sale.

# Get in touch



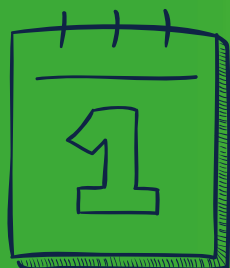
22 Chepstow Road,  
Newport NP19 8EA



01633 287898  
or text your name  
and ZEAL to 88802



hello@gozeal.co.uk  
www.gozeal.co.uk



Arrange a free, no-obligation phone consultation with one of our Tax specialists. You can choose a date and time that is convenient for you and a member of our team will call you back.

*Book a telephone appointment >>*

Members of



**Chartered  
Institute of  
Taxation.**